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DISCUSSION ON FOURTH NORTH STREET

The council members engaged in a lengthy discussion of the disposition of 4th North Street between Pendrays and Robert Harris. Councilman Morrison has been doing a study of the problem and presented some possible solutions. Councilman Bennett MOVED that the Mayor designate an individual to investigate further. Councilman Don Bird SECONDED the motion which carried unanimously. The Mayor then appointed Willis Morrison to continue his study of the 4th North Street problem.

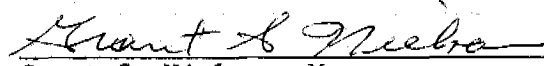
OTHER BUSINESS

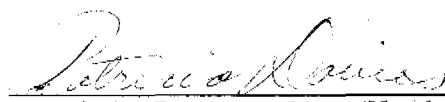
The following items were discussed with no action by the council:

1. Possible fire code violation in trailer and RV parks.
2. Appointing a chairman for the 4th of July celebration.
3. Changing council meeting night.
4. Annexation around Delta Gas.

There being no other business to discuss, Councilman Max Bennett moved to adjourn. Councilman Willis Morrison SECONDED and the motion carried.

The meeting adjourned at 10:45 p.m.


Grant S. Nielson, Mayor


Patricia Davies, City Clerk

A SPECIAL MEETING OF THE CITY COUNCIL HELD IN CONJUNCTION WITH THE PLANNING AND ZONING COMMISSION HELD MARCH 10, 1982

PRESENT:

City Council

Mayor Grant S. Nielson
Willis Morrison
Ruth Hansen
Don Dafoe

Planning & Zoning Commission

Jack Fowles, Chairman
Roland Dutson
Sherry Lewis
Ray Little
Pat Davies
Bruce Taylor
Rochelle Watts
Gayle Bunker

OTHERS PRESENT:

Ray Valdez, City Inspector
Warren Peterson, City Attorney
John Quick, City Engineer
Lilli Dawson, City Treasurer

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A SPECIAL MEETING OF THE CITY COUNCIL HELD IN CONJUNCTION WITH THE PLANNING AND ZONING COMMISSION HELD MARCH 10, 1982

Glen Swalberg
Gil Trujillo
Martha Wiser
John Wiser
Guy Bolton
Steven Gale

The meeting was called to order by Mayor Nielson at 7:00 p.m.
Lilli Dawson acted as secretary for the meeting.

The Mayor stated that the meeting was duly advertised in the Millard County Chronicle two (2) days before the meeting. He further stated that the purpose of the meeting was called to coordinat efforts with Planning and Zoning commiss-
ion.

The first item on the agenda was discussion of inequities in the way the city deals with water and sewer line extentions put in by private individuals. It was decided that a schedule should be worked out on a pro-rated basis so no particular person would have to pay a disproportionate amount to hook up to the city sewer systems.

City Attorney Warren Peterson explained the role of the P/Z Commission, the Board of Adjustments and the City Council as outlined in Title 10 of the Utah Code Annotated.

As outlined by Mr. Peterson:

1. The City Council has legislative authority in the Delta City government and cannot delegate that authority.
2. The Board of Adjustments is quasi-judicial; their function is similar to a court in that they review decisions made in the enforcement of the zoning ordinance to determine if the ordinance to determine if the ordinance was properly interpreted and properly applied.
3. The Planning Commissions function is to be the experts on the physical layout of the city and how the zoning ordinance should be applied to the physical layout of the city and accomplish ing the objectives involving the city relating to how the city is developed. They should be aware of the planning objectives of the city, the facilities available in the city, the growth potential and objectives of the city and also the needs for various types of land uses. Essentially, the job of the planning and zoning committee is to review all of this and make recommend-
ations to the City Council.

Mr. Peterson then spoke of some of the miscellaneous duties of the committion with the Master Plan, reviewing new zoning ordinances and the advisory capacity of the P/Z Commission.

The City Administrator Vance Bishop spoke about the importance of giving care-

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AND ZONING COMMISSION HELD MARCH 10, 1982

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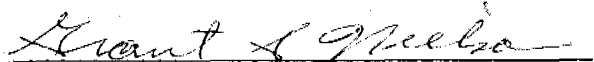
ful consideration to each issue and not making hurried judgements because of public pressure.

City Engineer John Quick presented some alternate plans for street improvement. Width of street, costs and types of materials were considered.

Mr. Gil Trujillo, President of the Delta Area Chamber of Commerce asked the City Council for support of the Chambers plan to work with property owners to make it more feasible for businesses to locate in the central business district of Delta City. He said the Chamber is working with the local real estate agents and property owners in the business district. The council indicated support of the plan.

County Planner, Steve Young suggested that the Planning Commission hold some work meetings to study the master plan of the city to update it, if needed. He told the group that the Master Plan is almost ready to be printed. He suggested the Planning and Zoning Commission meet with him to review the plan. The master plan provides the logic behind the zoning scheme, he said. It is the guide for the zoning ordinance. All justification for zoning changes must be found in the master plan.

A MOTION was made by Councilman Morrison to adjourn the meeting and Council Member Ruth Hansen SECONDED. The motion carried. The meeting adjourned at 8:30 p.m.


Grant S. Nielson, Mayor


Lilli Dawson, Treasurer

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